



Project Detail Budget

Estimate No. 1

Delphi Repairs

17150 Von Karmen

Irvine, CA

Project Number:	-	Construction Commencement:	-
Project Manager:	R.Mount	Date of Substantial Completion:	-
PDB Prep. Date:	7/26/2006	Premises RSF:	-
Revision Date:	-	Premises USF:	157,458

Cost Code / Date	Indirect Cost	Cost	
PSA #	Architectural PSA		
	TBD		
	Plans and processing for the repairs of the damaged premises back to acceptable condition.		
	-	10,000.00	
10-20-01-020	Architecture	\$ 10,000.00	\$ 10,000.00
10-20-01-035	Interior Design	\$ -	
10-20-01-040	Misc. Architecture	-	
10-30-01-150	Misc. Consultants	2,500.00	
	Subtotal Indirect Cost	\$ 2,500.00	\$ 2,500.00

Cost Code / Date	Reimbursables		
10-20-03-010	Reimbursable	\$ 1,500.00	
10-30-02-025	Blueprints and Reprographics	-	
10-30-02-030	CAD Plotting	-	
10-30-02-045	Travel & Entertainment	-	
	Subtotal Reimbursable	\$ 1,500.00	\$ 1,500.00

Cost Code / Date	Fees and Permits		
10-40-01-020	Building Plan Check Fee	\$ 500.00	
10-40-02-010	Building Permit	750.00	
	Subtotal Permits	\$ 1,250.00	\$ 1,250.00

Rentable Square Footage of Demised Premises	157,458
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Guard to secure building

Airport Lock and Safe \$ 640.00
Rekeying

Utility Transfers \$ 1,000.00
(Elect- Water - Phone)

Cost Co Fire Protection \$ 1,860.00

Pyro-Comm Systems \$ 12,000.00
Fire Monitoring Panel Repairs

Contract #

-

Interior Repairs

2h

Repairs of the damaged premises back to acceptable condition.

Demolition	\$15,589.00
Dumpsters	\$1,200.00
Drywall and Metal Studs	\$67,605.00
Door / Frames	\$56,250.00
Hardware and Installation	\$128,250.00
Glass / Glazing	\$6,480.00
Acoustical Ceilings	\$41,920.00
Paint and Wall Coverings	\$15,675.00
Carpet and Flooring	\$52,312.00
Janitorial	\$23,311.00
General Conditions	\$0.00
Supervision	\$9,900.00
Contingency Allowance	\$0.00
Contractor Fee	\$41,849.00

Base Contract \$460,341.00

Date

PCO # 1 -

Date

PCO # 2 -

50-10-01-001

Adjusted G/C \$ 460,341.00 2.92 \$ 460,341.00

Project Subtotal 3.21 \$504,762.00

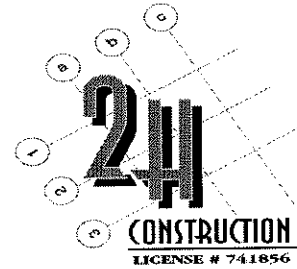
10-30-02-020

Construction Management Fees	30,285.72	0.19	\$ 30,285.72
Owner Contingency			\$ 25,000.00

Project total 3.56 \$ 560,047.72

2H CONSTRUCTION

2651 Walnut Ave., Signal Hill, CA 90755
Phone 562.424.5567 Fax 562.424.5578



July 23, 2006

Proposal # 0706-0049

Project Estimate For
Delphi Bankruptcy

Contact
Rick Mount
Kilroy Realty
12200 W. Olympic - Suite 200
Los Angeles, CA 90064

Project Location
17150 VonKarman
Suite #
Irvine, CA

Bid Documents
As Builts - 1st & 2nd Floor Plans
1 & 2
7/21/2006

Total Square Footage of Project
155410

DIVISION 1 - GENERAL REQUIREMENTS	\$33,211.50
DIVISION 2 - SITE REQUIREMENTS	\$16,788.75
DIVISION 3 - CONCRETE	\$0.00
DIVISION 4 - MASONRY	\$0.00
DIVISION 5 - METALS	\$0.00
DIVISION 6 - WOODS AND PLASTICS	\$0.00
DIVISION 7 - THERMAL AND MOISTURE PROTECTION	\$0.00
DIVISION 8 - DOORS AND WINDOWS	\$190,980.00
DIVISION 9 - FINISHES	\$177,512.50
DIVISION 10 - SPECIALTIES	\$0.00
DIVISION 11 - EQUIPMENT	\$0.00
DIVISION 12 - FURNISHINGS	\$0.00
DIVISION 13 - SPECIAL CONSTRUCTION	\$0.00
DIVISION 14 - CONVEYING SYSTEMS	\$0.00
DIVISION 15 - MECHANICAL	\$0.00
DIVISION 16 - ELECTRICAL	\$0.00
GENERAL CONTRACTOR'S FEES	\$41,849.28
TOTAL	\$460,342.00
COST PER SQUARE FOOT	\$2.96

DETAILED BREAKDOWN BY CSI DIVISION

DIVISION 1 - GENERAL REQUIREMENTS

01000	PROJECT MANAGEMENT		
01001	ON-SITE SUPERVISION	3 WEEK	
01002	PROJECT MANAGEMENT	3 WEEK	
01003	TEMPORARY UTILITIES	0 WEEK	
		PROJECT MGMT TOTAL	\$9,900.00
01600	FINAL CLEAN-UP		
01601	FINAL CLEANING	155,410 SQFT	JANITORIAL CLEAN
		FINAL CLEAN TOTAL	\$23,311.50
DIVISION 1 TOTAL			\$33,211.50

DIVISION 2 - SITE REQUIREMENTS

02200	DEMOLITION		
02201	DEMO FLOORING & BASE	11,475 SQFT	
02202	DEMO MILLWORK	0 LNFT	
02203	DEMO PARTITIONS	875 LNFT	
02204	DEMO DOORS	0 EACH	
02205	DEMO CEILING & LIGHTS	8,880 SQFT	
		DEMO TOTAL	\$15,588.75
02300	DUMPSTERS		
02001	DUMPSTER	3 EACH	
		DUMPSTER TOTAL	\$1,200.00
DIVISION 2 TOTAL			\$16,788.75

DIVISION 3 - CONCRETE

03100	STRUCTURAL CONCRETE		
03101	STRUCTURAL CONCRETE	0 SQFT	
		STRUCT. CONC. TOTAL	\$0.00
03200	CONCRETE PATCH		
03201	PATCH ABANDONED CORE	1 LS	
		CONCRETE PATCH TOTAL	\$0.00
03300	EPOXY INJECTION		
03301	EPOXY INJECTION	0 LS	
		EPOXY TOTAL	\$0.00
DIVISION 3 TOTAL			\$0.00

DIVISION 4 - MASONRY

DIVISION 4 TOTAL	\$0.00
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DIVISION 5 - METALS

DIVISION 5 TOTAL	\$0.00
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DIVISION 6 - WOODS AND PLASTICS

DIVISION 6 TOTAL	\$0.00
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DIVISION 7 - THERMAL AND MOISTURE PROTECTION

DIVISION 7 TOTAL	\$0.00
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DIVISION 8 - DOORS AND WINDOWS

08100	DOOR, FRAME, HARDWARE		
08101	PROVIDE & INSTALL NEW	45 EACH	
		MTL DRS & FRAMES TOTAL	\$56,250.00
08400	STOREFRONT GLAZING		
08402	GLAZING IN ALUMINUM FRAMES	144 SQFT	REPAIR THRESHOLD ALSO
		STOREFRONT TOTAL	\$6,480.00
08700	HARDWARE		
08701	INTERIOR LOCK SET	285 EACH	PROVIDE & INSTALL
		HARDWARE TOTAL	\$128,250.00
DIVISION 8 TOTAL			\$190,980.00

DIVISION 9 - FINISHES

09100	GYPSUM BOARD FRAMING SYSTEMS		
09101	INTERIOR PARTITION WALL CLG HI	875 LNFT	NEW STUDS & DRYWALL
09102	WALL BASE REPAIRS	330 LNFT	
09103	DEMISING WALL	0 LNFT	
		GYP SYSTEM TOTAL	\$67,605.00
09500	ACOUSTICAL TREATMENT		
09501	PATCH GRID & TILE CEILINGS	4,440 SQFT	5% OVERALL
09502	VINYL ROCK TILES	3,500 SQFT	25% OVERALL
09503	NEW TILES ONLY	8,880 SQFT	10% OVERALL
		ACOUSTICAL TOTAL	\$41,920.00
09650	FLOORING		
09651	CARPETING - DIRECT GLUE DOWN	0 SQYD	
09652	CARPETING - OVER PAD	0 SQYD	
09653	VCT	10,875 SQFT	REMOVE & INSTALL
09654	SHEET VINYL	600 SQFT	REMOVE & INSTALL
09655	BASE	3,750 LNFT	
09656	CARPET BASE	0 LNFT	
09657	FLOOR PREP	5 JOB	
		FLOORING TOTAL	\$52,312.50
09900	PAINTING		
09901	PAINT WALLS	19,000 SQFT	
09902	PAINT CEILING	0 SQFT	
09903	FINISH DOORS	45 EACH	
		PAINTING TOTAL	\$15,675.00
DIVISION 9 TOTAL			\$177,512.50

DIVISION 10 - SPECIALTIES

DIVISION 10 TOTAL \$0.00

DIVISION 11 - EQUIPMENT

DIVISION 11 TOTAL \$0.00

DIVISION 12 - FURNISHINGS

12650	FURNITURE MOVING		
12651	MOVE FURNITURE FOR CARPET INSTALLATION	0 JOB	
		MOVING TOTAL	\$0.00
DIVISION 12 TOTAL			\$0.00

DIVISION 13 - SPECIAL CONSTRUCTION

DIVISION 13 TOTAL \$0.00

DIVISION 14 - CONVEYING SYSTEMS

DIVISION 14 TOTAL \$0.00

DIVISION 15 - MECHANICAL

15300	FIRE SPRINKLERS		
15301	RELOCATE SPRINKLER HEADS	0 EACH	
15302	NEW SPRINKLER HEADS	0 EACH	
15303	DRAWINGS & PLAN CHECK	0 JOB	
15304	PERMITS	0 JOB	
		FIRE SPRINKLER TOTAL	\$0.00
15400	PLUMBING		
15401	DEMO & CAP EXISTING PLUMBING	0 JOB	
15402	S.S. KITCHEN SINK & FAUCET	0 EACH	
15403	ROUGH-IN FOR HOT & COLD, VENT & DRAIN	0 EACH	
15404	TOILET	0 EACH	
15405	URINAL	0 EACH	
15406	LAVATORIES W/ FAUCET	0 EACH	
15407	SHOWER, FIBERGLASS UNIT	0 EACH	
15408	SAW CUT, BREAK & REMOVAL	0 SQFT	
15409	5 GAL. WATER HEATER	0 JOB	
15410	INSTA-HOT WATER HEATER	0 EACH	
15411	GARBAGE DISPOSAL	0 EACH	
15412	X-RAY FOR CORE DRILLING	0 JOB	
15413	CORE DRILLING	0 JOB	
15414	DRAWINGS & PLAN CHECK	0 EACH	
15415	PERMITS	0 JOB	
		PLUMBING TOTAL	\$0.00
15500	HVAC		
15501	DEMO DUCTWORK	0 JOB	
15502	DUCTING	0 JOB	
15503	RELOCATE SUPPLY REGISTERS	0 EACH	
15504	RELOCATE RETURN REGISTERS	0 EACH	
15505	SUPPLY REGISTERS	0 EACH	
15506	RETURN REGISTERS	0 EACH	
15507	RELOCATE THERMOSTATS	0 EACH	
15508	NEW INTERIOR ZONE	0 EACH	
15509	NEW EXTERIOR ZONE	0 EACH	
15510	24 HR AC UNIT - 2 TON	0 EACH	
15511	THERMOSTATS	0 EACH	
15512	SMOKE/ FIRE DAMPER	0 EACH	
15513	DUCT SMOKE DETECTORS	0 EACH	
15514	DUCT SOUND BAFFLES	0 EACH	
15515	EXHAUST FAN	0 EACH	
15516	AIR BALANCE	0 JOB	
15517	ENGINEERED DRAWINGS & TITLE 24	0 SQFT	
15518	PLAN CHECK	0 JOB	
15519	PERMITS	0 JOB	
		HVAC TOTAL	\$0.00

DIVISION 15 TOTAL	\$0.00
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DIVISION 16 - ELECTRICAL

16300	ELECTRICAL		
16301	DEMO	0 JOB	
16302	X-RAY FOR CORE DRILLING	0 JOB	
16303	CORE DRILLING	0 JOB	
16304	DUPLEX POWER OUTLETS	0 EACH	
16305	4-PLEX POWER OUTLETS	0 EACH	
16306	DEDICATED CIRCUIT	0 EACH	
16307	ISOLATED GROUND CIRCUIT	0 EACH	
16308	120V 20A SEPARATE CIRCUIT	0 EACH	
16309	120V 30A SEPARATE CIRCUIT	0 EACH	
16311	FLOOR POWER RECEPTACLE	0 EACH	
16342	ENGINEERED DRAWINGS & TITLE 24	0 SQFT	
16343	PLAN CHECK	0 EACH	
16344	PERMITS	0 EACH	
		ELECTRICAL TOTAL	\$0.00
16600	FIRE/LIFE/SAFETY		
16601	SPEAKERS	0 EACH	
16602	STROBE DEVICES	0 EACH	
16603	MAGNETIC DOOR HOLD-OPENS; LABOR ONLY	0 EACH	
16604	SMOKE/ FIRE DAMPERS; LABOR ONLY	0 EACH	
16605	SMOKE DETECTORS	0 EACH	
16606	F/L/S TEST PERMIT	0 JOB	
		F/L/S TOTAL	\$0.00

16700 COMMUNICATIONS
16701 INSTALL DATA CABLE
16702 INSTALL TELEPHONE CABLE

0 JOB
0 JOB

COMMUNICATIONS TOTAL	\$0.00
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DIVISION 16 TOTAL	\$0.00
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GENERAL CONTRACTOR'S FEES

CONTRACTOR'S FEE
OVERHEAD AND PROFIT

OH & P TOTAL	\$41,849.28
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PERMIT FEE'S
BUILDING PERMIT
PLAN CHECK FEE

PERMIT TOTAL	\$0.00
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INSURANCE
GENERAL LIABILITY

INSURANCE TOTAL	\$0.00
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BUDGET CONTINGENCY
CONTINGENCY TO PROJECT

0 %	
CONTINGENCY TOTAL	\$0.00

GENERAL CONTRACTORS TOTAL	\$41,849.28
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TOTAL	\$460,342.00
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COST PER SQ. FT.	\$ 2.96
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ALTERNATES:

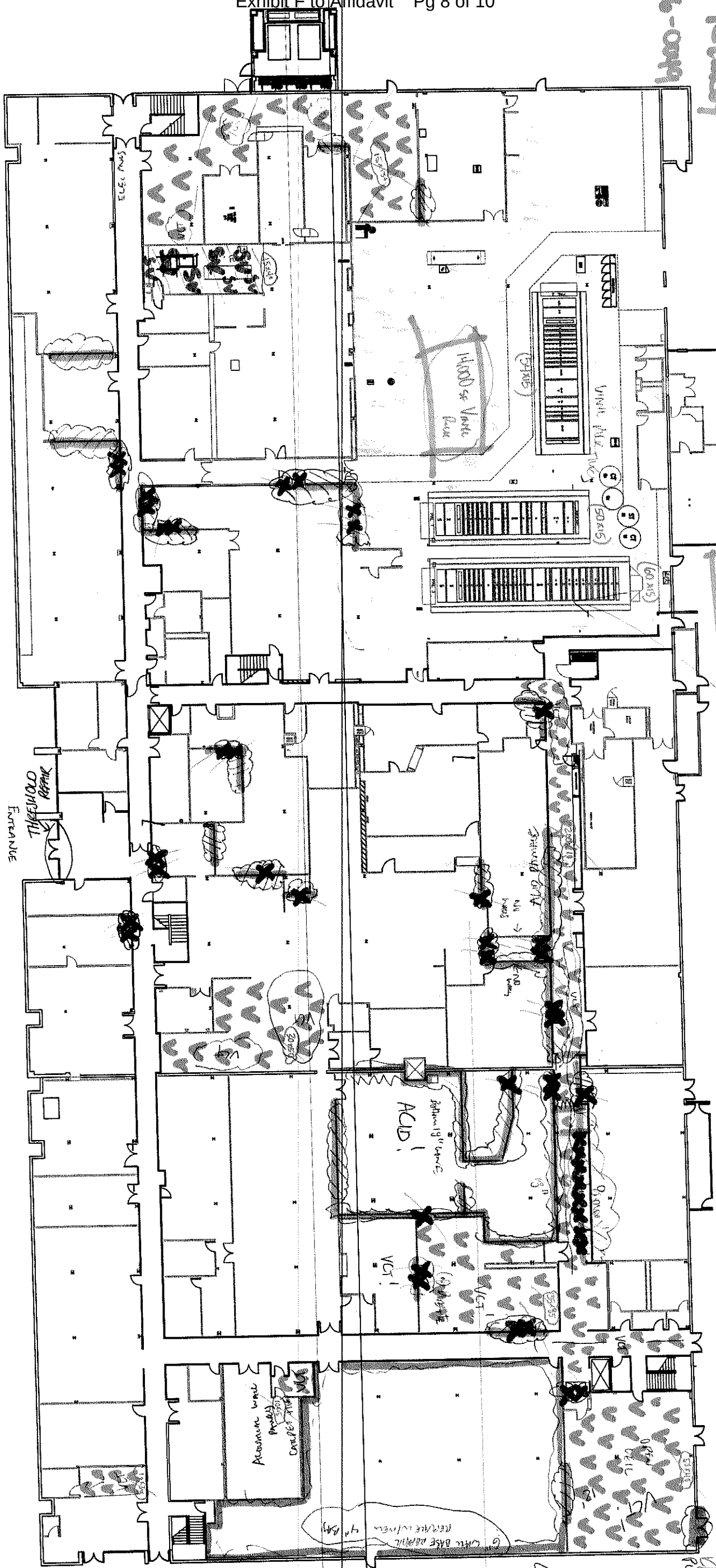
BREAK PIT CONCRETE WALLS, FILL, POUR NEW SLABS	2,460 SF	\$ 52,400.00
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EXCLUSIONS:

1. HANDLING OF HAZARDOUS MATERIALS.
2. TEL/DATA CABLING AND EQUIPMENT.
3. MAJOR FLOOR PREP.
4. BASE BUILDING DEFICIENCIES.
5. INSTALLATION OF OR MODIFICATIONS TO F/L/S SYSTEMS.

QUALIFICATIONS:

1. BUILDING PERMIT TO BE REIMBURSED.
2. THIS PROPOSAL MAY BE WITH-DRAWN BY US IF NOT ACCEPTED WITHIN 30 DAYS.



17150 Van Kleeven
house
"Deer!"
Kuey

10% CRANE FREE
10% VCT
WALL BRK 10%

95% Wall & 75% Floor 30,000/sf 10,000/sf
10,956 VCT @ 300/sf
60% 3V 5V 3500/sf
X (2) Doors + Hardware 12' 112500/sf
6" CONCRETE
BLIND WALLS & FLOOR
W/ W/MS & FLOOR TO
NON HOD WATER
Supply & CONCRETE
6" SUB

1st Floor

1/32 Scale

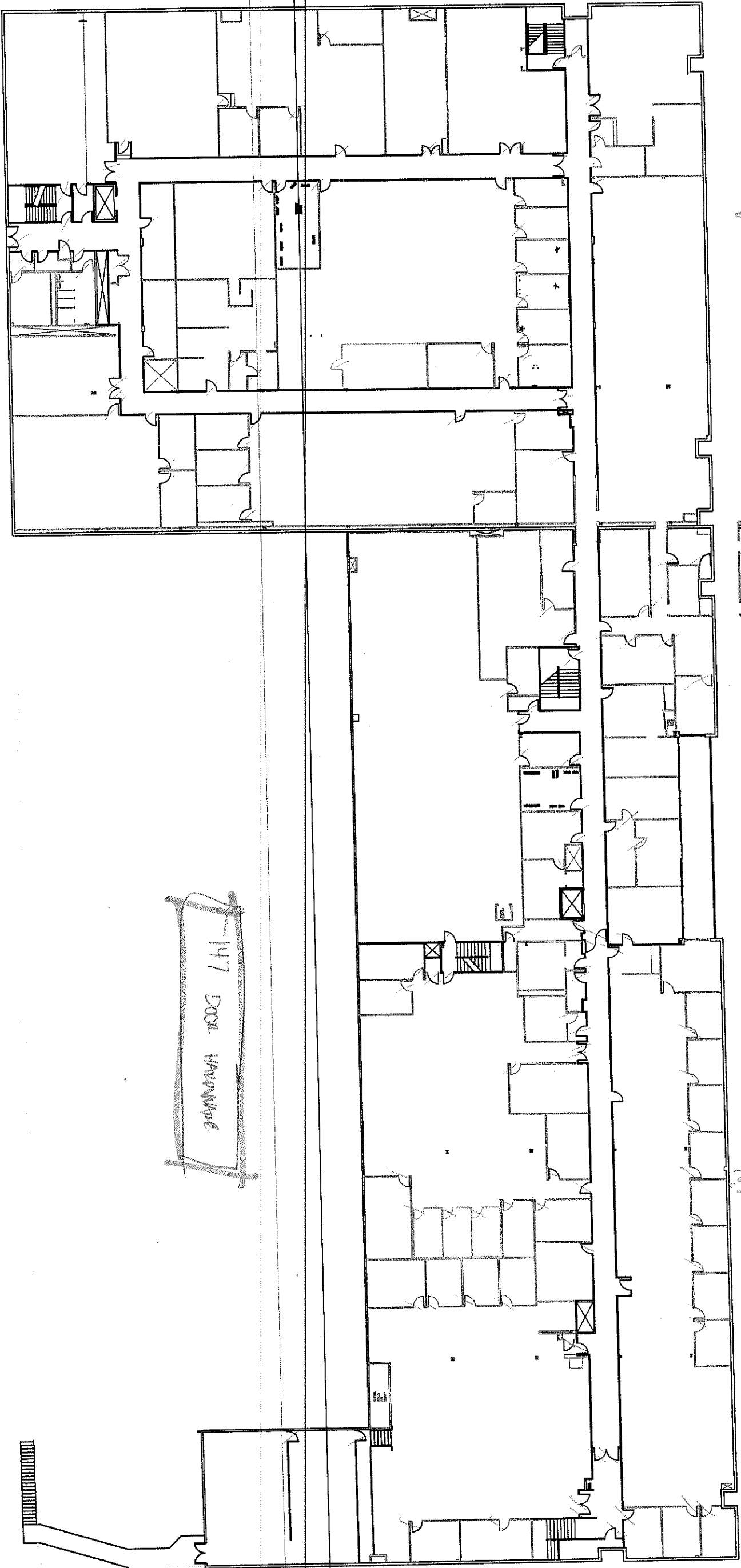
< 44' →
200'
88,800/sf

(2) STOREFRONT 12'0" AW
@ 6,400
14456 345/sf

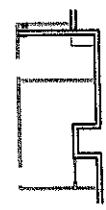
#1 Cam

1,104 sf
2,468 sf
34/sf
4,124 sf CONCRETE
WALLS &
SAND
PMS
□ 54'-0" x 15'-0" x 9'-0" DEEP = 6,4186 ft³ = 240 YDS
□ 50'-0" x 13'-0" x 2'-0" DEEP = 1,500 ft³ = 56 YDS
□ 60'-0" x 15'-0" x 2'-0" DEEP = 1,800 ft³ = 67 YDS
363 YDS
#36,200

(2) SAND 2,460 sf x 6" THICK = 46 YDS @ 320/YD = 16,100



← 160' →
209' 33,440 sq ft



2nd floor hardware

← 310' →
107' 31,170

7th floor

160,610 sq ft

147 DOOR HARDWARE

Area ≈ 155,410 sq ft

